

80-22-0
225

7/31/79
10:00

Enclosures

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variances should be granted.

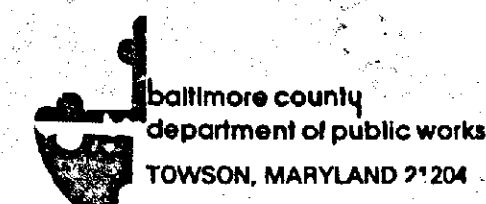
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of August, 1979, that the herein Petition for Variances to permit a side yard setback of 4 feet in lieu of the required 10 feet and a sum of the side yard setbacks of 21 feet in lieu of the required 25 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



THORNTON M. MOURNING, P.E.
DIRECTOR

June 13, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #225 (1978-1979)
Property Owner: Raymond J. & Ida M. Castrilli
N/S Timonium Rd. 190' E. Suburban Greens Dr.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 10' and a sum of the side yards of 21' in lieu of the required 25'.
Acres: 0.231 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Fire hydrants are located along Timonium Road at Eastridge Road and approximately 1,000 feet easterly of this lot.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #225 (1978-1979).

Very truly yours,

Ellsworth N. Driver
ELLSWORTH N. DRIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
cc: W. Munchel



LESLIE H. GRAEF
DIRECTOR

July 13, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item #225, Zoning Advisory Committee Meeting, May 1, 1979, are as follows:

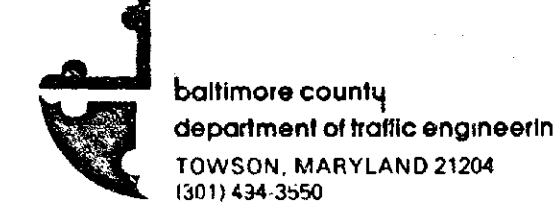
Property Owner: Raymond J and Ida M. Castrilli
Location: N/S Timonium Road 190' E. Suburban Greens Drive
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 10' and a sum of the sideyards of 21' in lieu of the required 25'.
Acres: 0.231
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 11, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

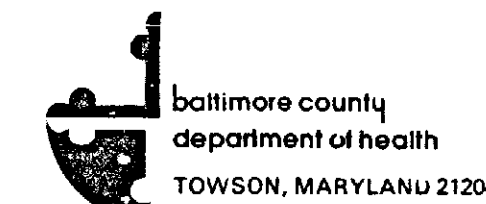
Dear Mr. Hammond:

This department has no comments about item numbers 225, 228, and 229.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/mjm



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 22, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 225, Zoning Advisory Committee meeting of May 1, 1979, are as follows:

Property Owner: Raymond J. & Ida M. Castrilli
Location: N/S Timonium Rd. 190' E Suburban Greens Dr.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 10' and a sum of the sideyards of 21' in lieu of the required 25'.
Acres: 0.231
District: 8

Metropolitan water and sewer exists, therefore the proposed addition should not pose any health hazards.

Very truly yours,

Jan J. Forrest
Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:phc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

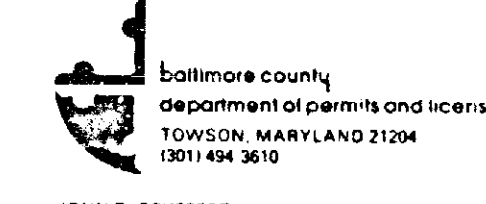
TO: William E. Hammond Date: June 14, 1979
Office of Planning and Zoning

FROM: Lt. Thomas Kelly
Fire Prevention Bureau

SUBJECT: Zoning Advisory Committee Meeting of May 1, 1979

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

- ITEM # 225 Property Owner: Raymond J. & Ida M. Castrilli
Location: N/S Timonium Rd. 190' E Suburban Greens Dr.
No Comments
- ITEM # 226 Property Owner: John S. Huff
Location: 300' E York Rd. 550' N Ashland Rd.
No Comments
- ITEM # 227 Property Owner: Bobby Boyd's Hooligan's, Inc.
Location: N/S Pennsylvania Ave. 100.73' W York Rd.
No Comments
- ITEM # 228 Property Owner: Goldentree Development Co.
Location: N/S Orens Rd. (Relocated) 200' E Sunnyside La.
No Comments
- ITEM # 229 Property Owner: Della V. Dunklin
Location: S/S Franklin Ave. 500' W Woodward Dr.
No Comments



JOHN D. SEEVERT
DIRECTOR

May 18, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 225 Zoning Advisory Committee Meeting, May 1, 1979 are as follows:

Property Owner: Raymond J & Ida M. Castrilli
Location: N/S Timonium Road - 190' E Suburban Greens Drive
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 10' and a sum of the sideyards of 21' in lieu of the required 25'.
Acres: 0.231
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit, indicating type of construction of west wall.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. The west wall located 4'-0" from an interior lot line shall be a 3/4 hour fire rated wall full height. See Section 305.1
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. Rumbles
Charles E. Rumbles
Plans Review Chief

UND:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 1, 1979

RE: Item No: 224, 225, 226, 227, 228, 229
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS L. BUTRANS

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ROGER R. HAYDEN

ALVIN LURECK
MRS. MILTON R. FULTON, JR.
RICHARD W. TRACY, DVM

ROBERT T. DUNCAN, SUPERINTENDENT

JAN 22 1980

